

RAISING CANE'S

950 CORNHUSKER ROAD | BELLEVUE (OMAHA), NEBRASKA 68005



REPRESENTATIVE PHOTO

COMMERCIAL INVESTMENT ADVISORS, INC.
CIA BROKERAGE COMPANY

OFFERING MEMORANDUM

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CIA
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INVESTMENT OVERVIEW

RAISING CANE'S
BELLEVUE (OMAHA), NEBRASKA

Commercial Investment Advisors, Inc. is pleased to offer for sale to qualified investors the **Raising Cane's** located at the NEC of S 10th Street & Cornhusker Road in Bellevue, Nebraska. This is a free-standing, quick-service restaurant with **new 15-year Absolute NNN lease with rental escalations every 5 years.**

NAME	RAISING CANE'S
LOCATION	950 Cornhusker Road Bellevue, Nebraska 68005
MAJOR CROSS STREETS	On Cornhusker Rd, West of Fort Crook Rd S
TENANT	RAISING CANE'S RESTAURANTS, LLC
PURCHASE PRICE	\$4,000,000
CAP RATE	6.00%
ANNUAL RENT	\$240,000
GROSS LEASEABLE AREA	2,899 SF (Est.)
RENTAL ESCALATIONS	Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	January 2019 (Est.)
LOT SIZE	±1.10 Acres
LEASE EXPIRATION	January 31, 2034 (Est.)
OPTIONS	Five 5-Year Renewal Options

RETAIL | SHOPPING | ENTERTAINMENT: Nearby retailers include **Walmart Supercenter, Menards, Shopko, Dollar Tree, Dollar General, Baker's, ALDI, Family Fare Supermarket, Sears Hometown Store, JOANN Fabrics, Petco Animal Supplies, Ace Hardware, Walgreens, etc.**

HIGHER EDUCATION: 1.5 miles from **BELLEVUE UNIVERSITY** (a private, non-profit, accredited university) offering career-relevant bachelors, masters, Ph.D. degrees with total enrollment of 8,896)

MILITARY INSTALLATION: 3 miles from **OFFUTT AIR FORCE BASE** (the headquarters of the U.S. Strategic Command (STRATCOM), the Air Force Weather Agency, and the 55th Wing of the Air Combat Command with 7,967 total military & 8,786 total civilians – Fiscal YE 2017, economic impact of \$1.57 billion)

INVESTMENT HIGHLIGHTS

- Brand New 15-Year Absolute NNN Lease with Rental Escalations Every 5 Years (**See Financial Analysis Page**)
- Raising Cane's Restaurants, LLC (Corporate Entity) has More than 390 Restaurants in 24 States, Bahrain, Kuwait, Lebanon, Saudi Arabia & United Arab Emirates
- Positioned on a Large ±1.10 Acre-Lot with Excellent Visibility on Cornhusker Road, Just Off the Hard Corner where Traffic Counts Exceed 47,600 CPD!
- 2018 Demographics (5-MI): Total Population: 131,079 | Average Household Income: \$74,646 | **Population Growth 2010-2018 (1-MI): 16.19%**



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FINANCIAL ANALYSIS

RAISING CANE'S
BELLEVUE (OMAHA), NEBRASKA

SUMMARY

TENANT	Raising Cane's Restaurants, LLC	LOT SIZE	±1.10 Acres
PURCHASE PRICE	\$4,000,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	6.00%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	2,899 SF (Est.)		
YEAR BUILT	January 2019 (Est.)		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Raising Cane’s Restaurants, LLC	2,899 (Est.)	Years 1-5: 02/01/19 * to 01/31/24	Current	\$240,000	6.00%
		Years 6-10: 02/01/24 to 01/31/29	3.75%	\$249,000	6.23%
		Years 11-15: 02/01/29 to 01/31/34*	3.98%	\$258,900	6.47%
					6.23% AVG ANNUAL RETURN
RENEWAL OPTIONS		1 st Option: 02/01/34 to 01/31/39		\$269,790	
		2 nd Option: 02/01/39 to 01/31/44		\$281,769	
		3 rd Option: 02/01/44 to 01/31/49		\$294,946	
		4 th Option: 02/01/49 to 01/31/54		\$309,941	
		5 th Option: 02/01/54 to 01/31/59		\$325,885	

* Lease Commencement/End Dates are estimates.



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TENANT OVERVIEW

RAISING CANE'S
BELLEVUE (OMAHA), NEBRASKA



TYPE
INDUSTRY

PRIVATE
RESTAURANTS – FAST FOOD

2017 REVENUE
OF LOCATIONS

\$1 BILLION
390+

<https://www.raisingcanes.com/>

Raising Cane's Chicken Fingers is a fast-food restaurant specializing in chicken fingers, that was founded in Baton Rouge, Louisiana by Todd Graves & Craig Silvey on August 26, 1996.

While company headquarters remain in Louisiana, a second restaurant support office was opened in Plano, Texas in 2009.

Currently, there are more than 390 Raising Cane's restaurants in 24 states, Bahrain, Kuwait, Lebanon, Saudi Arabia & United Arab Emirates.

REPRESENTATIVE PHOTO



SITE PHOTOS

UNDER CONSTRUCTION

RAISING CANE'S
BELLEVUE (OMAHA), NEBRASKA



SURVEY



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AERIAL



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AERIAL ZOOMED OUT



HORSEMEN'S PARK
HORSE TRACK

 PAPILLION-LA VISTA
HIGH SCHOOL
1,800 STUDENTS









NEBRASKA

IOWA

 **Nebraska Medicine**
BELLEVUE
91 BEDS

OFFUTT AIR FORCE BASE
THE HEADQUARTERS OF THE U.S. STRATEGIC COMMAND, THE AIR FORCE WEATHER AGENCY, AND THE 55TH WING OF THE AIR COMBAT COMMAND WITH 7,967 TOTAL MILITARY & 8,786 TOTAL CIVILIANS – FISCAL YE 2017, ECONOMIC IMPACT OF \$1.57 BILLION

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LOCATION OVERVIEW

RAISING CANE'S
BELLEVUE (OMAHA), NEBRASKA




Bellevue, French for “beautiful view”, is a city in Sharp County, Nebraska and is a southern suburb of Omaha. The second oldest settlement in Nebraska sits on 16.02 square miles. It is bounded on the east by the Missouri River.

Bellevue’s growth today is primarily due to an expanding economy in the civilian sector. The Kennedy Freeway, a limited access highway linked to the Interstate Highway, has stimulated a new building boom. Commercial, industrial, and residential construction are all expanding. Bellevue is the site of Fontenelle Forest, 1,400 acres of privately owned forestland with 19 miles of hiking trails, with views of the Missouri River and the surrounding area.

The University of Nebraska Medical Center is a public center of health sciences research, patient care, and education. The network of affiliated hospitals includes Nebraska Medicine, Veterans’ Administration Medical Center, Children’s Hospital, and the Nebraska Orthopedic Hospital. Combined they have over 1,200 patient beds and the school system has an enrollment of over 4,000 students.

The Offutt Air Force Base is set adjacent to Bellevue. It is the headquarters of the U.S. Strategic Command, the 55th Wing of the Air Combat Command, and Air Force Weather Agency. The 55th Wing is the largest wing of the United States Air Force’s Air Combat Command. Their mission is to “provide dominant intelligence, surveillance, reconnaissance, and precision awareness to national leadership and warfighters across the spectrum of conflict any time, any place”. They operate 46 aircraft, including 13 models of seven different types. There are 7,967 total military, 8,786 total civilians & 9,608 total dependents. The economic impact of Offutt AFB in 2017 - \$1.57 billion.

	2018 DEMOGRAPHICS		
	1-MI	3-MI	5-MI
TOTAL POPULATION	9,149	57,399	131,079
POPULATION GROWTH 2010-2018	16.19%	11.62%	12.09%
DAYTIME POPULATION	8,538	50,974	119,098
HOUSEHOLD GROWTH 2010-2018	15.92%	11.61%	11.92%
AVERAGE HOUSEHOLD INCOME	\$70,423	\$70,467	\$74,646

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OFFUTT AFB/STRATCOM is within 3 miles of the Subject Property, Raising Cane's – Property will be completed by the end of 2018

Team Tackles Premier Strategic Deterrence Platform – Upgrading nuclear command & control requires collaboration to the nth degree.

U.S. Strategic Command headquarters, the lynchpin for U.S. nuclear deterrence, is undergoing the technical renovations it requires to fulfill its current mission and facilitate growth for future operations. The new command and control facility under construction integrates the latest technologies and meets the growing demand to continue to evolve as needs emerge.

The Strategic Command (STRATCOM) lead office building at Offutt Air Force Base (AFB), Nebraska, has changed substantially since its commissioning in 1957. During the past 50 years, the command has taken on the nuclear deterrence mission; however, the facility was never designed to house the immense volume of information technology required to undertake the nuclear command and control (NC2) mission.

In 2009, STRATCOM leadership embarked on an ambitious project to construct a new C2 facility, or C2F, integrating the latest technologies to meet the challenges of an ever-changing, complex and dynamic world and to provide room for growth for future missions.

At a cost of \$1.3 billion, the 916,000-square-foot facility megaproject will be second only to the Pentagon in its complexity of communications capabilities and infrastructure within the U.S. Defense Department.

Initially, STRATCOM considered hiring private contractors to install the more than 680 miles of network infrastructure required; however, project planners soon realized this would come at an enormous expense, and the initial contract award would take extensive time. Civilian contractors would require costly security escorts at all times and expenses would soar if round-the-clock or off-shift work was needed. And, as with many lengthy technology-heavy projects, any changes to the cable installation could result in considerable increases in contractor fees at taxpayers' expense.

To reduce costs significantly, STRATCOM decided to try an original strategy. After careful analysis, Clyde Aune, information technology specialist from the command's program management office, proposed recruiting assistance from the Air National Guard (ANG) and active duty Air Force engineering installation (EI) community.

"Utilizing military installers with security clearances eliminates the need for expensive security escorts required with civilian contractors," Aune says. "It also enables round-the-clock work and 'on-the-fly' changes without significant contract modifications. That sort of flexibility is priceless."

The command conservatively estimates this strategy will enable the Total Force EI team to save the command more than \$250 million by the time the project is complete. STRATCOM and Air Force leadership adopted Aune's plan in 2013, and work began with personnel from the EI as well as the Naval Space and Warfare Center collaborating to finalize the internal wiring design of the new facility. As a result of this teamwork, installation at Offutt started immediately after the first building spaces were ready in July 2015.

Once work is complete in October 2018, the building will have redundant, secure fiber and copper information technology systems supporting more than 3,500 users. This will enhance the nation's strategic deterrence capabilities and provide a modern enterprise network that will assist with numerous other missions and tasks such as analysis and targeting as well as missile defense. STRATCOM also will be able to provide reliable retransmission capabilities to U.S. Air Force Global Strike Command and other strategic forces.



A March 2018 aerial photo of STRATCOM's new C2F shows the project's progress. From this new facility, the command will conduct strategic planning and warfighting operations; provide global situational awareness to the National Command Authorities and combatant commands; aid the president's nuclear response decision-making process; and, if called upon, deliver a decisive response in all domains.

OFFUTT AFB



2017 ECONOMIC IMPACT \$1.57 BILLION



PERSONNEL

Active Duty Military AF	6,387
Active Duty Military Army, Navy, Marines	472
Active Duty 55 th Wing Overseas, 55 ECG	1,108
Total Military	7,967
Appropriated Fund Civilians	2,762
Non-Appropriated Fund Civilians	235
Base Exchange	155
SAC Federal Credit Union	9
Contract Civilians (<i>not elsewhere incl.</i>)	5,600
Other Civilians (<i>not elsewhere incl.</i>)	25
Total Civilians	8,786
Total Dependents	9,608
Total Military Retirees (75-mile radius)	26,000
TOTAL PERSONNEL	52,361

MILITARY & CIVILIAN PAYROLL

Military All Services	\$463,909,397
Appropriated Fund	\$256,523,744
Non-Appropriated Fund	\$4,352,402
Base Exchange	\$4,089,462
SAC Federal Credit Union	\$324,569
TOTAL PAYROLL	\$729,199,574

LOCAL EXPENDITURES

Construction Contracts	\$22,525,547
Service Contracts	\$344,126,644
Base Exchange	\$24,490,608
Health/TRICARE	\$63,151,237
Commissary	\$21,500,000
Impact Aid/Tuition Assistance	\$4,807,465
TDY	\$4,927,779
Other Materials, Equip & Supplies (<i>not elsewhere incl.</i>)	\$15,310,553
TOTAL EXPENDITURES	\$500,839,833

INDIRECT JOB CREATION

Total Jobs Created	7,541
Local Community Annual Pay	\$45,530
EST. ANNUAL DOLLAR VALUE OF JOBS CREATED	\$343,320,786

ECONOMIC IMPACT

Total Payroll	\$729,199,574
Contract Expenditures	\$500,839,833
Value of Job Creation	\$343,320,786
TOTAL ECONOMIC IMPACT	\$1,573,360,193

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